

058.C

0001

0123.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

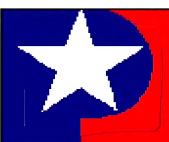
524,700 / 524,700

USE VALUE:

524,700 / 524,700

ASSESSED:

524,700 / 524,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Owner 1:	GIAUQUE MICHAEL & ANN	Unit #:	123
Owner 2:			
Owner 3:			
Street 1:	1 WATERMILL PL #123		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	DELISE ROBERT & LYNNE -
Owner 2:	-
Street 1:	1 WATERMILL PLACE #123
Twn/City:	ARLINGTON
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	524,700			524,700		152961
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0123.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	524,700	0	.	.	524,700		Year end	12/23/2021
2021	102	FV	517,600	0	.	.	517,600		Year End Roll	12/10/2020
2020	102	FV	503,300	0	.	.	503,300	503,300	Year End Roll	12/18/2019
2019	102	FV	470,600	0	.	.	470,600	470,600	Year End Roll	1/3/2019
2018	102	FV	391,700	0	.	.	391,700	391,700	Year End Roll	12/20/2017
2017	102	FV	365,300	0	.	.	365,300	365,300	Year End Roll	1/3/2017
2016	102	FV	365,300	0	.	.	365,300	365,300	Year End	1/4/2016
2015	102	FV	331,600	0	.	.	331,600	331,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
DELISE ROBERT &	61602-537		4/12/2013			356,000	No	No									
JEFFERSON KATHL	56685-71		4/1/2011			339,000	No	No									
BOUFFARD JEFFRE	34926-251		2/28/2002			307,000	No	No									
CHILDS MAURICE/	30599-273		8/30/1999			221,900	No	No									
	19234-36		8/1/1988			177,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
3/24/2021	333	Redo Kit	16,100	C					10/3/2017	Measured	DGM	D Mann				
									5/6/2000		197	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	Building Number 1.																							
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:																										
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																										
Foundation: 1 - Concrete		1/2 Bath:	Rating:																										
Frame: 1 - Wood		A HBth:	Rating:																										
Prime Wall: 8 - Brick Veneer		OthrFix:	Rating:																										
Sec Wall: 6 - Stucco	10 %	OTHER FEATURES				RESIDENTIAL GRID																							
Roof Struct: 4 - Flat		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																									
Roof Cover: 4 - Tar & Gravel		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Color: BRICK		Frpl:	Rating:																										
View / Desir: N - NONE		WSFlue:	Rating:	Other																									
GENERAL INFORMATION				Upper																									
Grade: C - Average						Lvl 2																							
Year Blt: 1988	Eff Yr Blt:					Lvl 1																							
Alt LUC:	Alt %:					Lower																							
Jurisdict:	Fact: .					Totals	RMs: 4	BRs: 2	Baths: 2	HB																			
Const Mod:						CONDO INFORMATION				REMODELING								RES BREAKDOWN											
Lump Sum Adj:						Location: F - Front					Exterior:	No Unit	RMS	BRS	FL														
INTERIOR INFORMATION				Total Units:					Interior:	1	4	2	0																
Avg Ht/FL: STD						Additions:					Kitchen:																		
Prim Int Wal 1 - Drywall						Baths:					Plumbing:																		
Sec Int Wall:	%					Plumbing:					Electric:																		
Partition: T - Typical						Electric:					Heating:																		
Prim Floors: 4 - Carpet						Heating:					General:																		
Sec Floors:	%					General:					Totals				1	4	2												
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL															
Subfloor:						Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar: 1						Size Adj.: 1.08765912					GLA	Gross Liv Ar	1,021	345.210	352,455														
Electric: 3 - Typical						Const Adj.: 0.97656715																							
Insulation: 2 - Typical						Adj \$ / SQ: 345.206																							
Int vs Ext: S						Other Features: 45357																							
Heat Fuel: 3 - Electric						Grade Factor: 1.00																							
Heat Type: 6 - Elec Base/B						NBHD Inf: 1.54999995																							
# Heat Sys: 1						NBHD Mod:																							
% Heated: 100	% AC: 100					LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO					Adj Total: 616610																							
% Com Wal	% Sprinkled					Depreciation: 91875																							
						Deprecated Total: 524735																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 058.C-0001-0123.0				IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N	Total Yard Items:					Total Special Features:								Total:															